

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

AUGUST 13, 2019

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August 13, 2019 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, Cynthia E. Jenkins; Paul Guillaume; Dustin Koritko; Rhodes Shell and George Alexander. Also present: City Manager, Cleatus Phillips; City Clerk, Della Hill; City Planner, Chris Cole and Dean Smith; Public Works Director, Michael Klahr; Assistant City Manager, Hasco Craver; City Attorney, Brad Sears and Police Chief, Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – JULY 16, 2019

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting for July 16, 2019 and adopt them as presented.

MOTION CARRIED. (7 – 0)

MINUTES – SPECIAL CALLED MEETING – JULY 25, 2019

Motion by Councilman Alexander, seconded by Councilman DuBose to dispense with the reading of the minutes of the Special Called meeting for July 25, 2019 and adopt them as presented.

MOTION CARRIED. (7 – 0)

MINUTES – SPECIAL CALLED MEETING – AUGUST 6, 2019

Motion by Councilman Shell, seconded by Councilman Alexander to dispense with the reading of the minutes of the Special Called meeting for August 6, 2019 and adopt them as presented.

MOTION CARRIED. (7 – 0)

APPOINTMENTS - CULTURAL ARTS COMMISSION

Motion by Mayor Brady, seconded by Councilman Alexander to re-appoint Craig Ruby to the Cultural Arts Commission for another three year term.

MOTION CARRIED. (7 – 0)

Motion by Councilman Shell, seconded by Councilman Alexander to appoint Margaret Millen to the Cultural Arts Commission for a three year term.

MOTION CARRIED. (7 – 0)

Mayor Brady asked the City Manager to place Mayor Pro Tem Jenkins and Councilman DuBose appointments on the agenda for the next meeting.

APPOINTMENT – KEEP NEWNAN BEAUTIFUL

Mayor Brady asked the City Manager to place Councilman DuBose appointment on the agenda for the next meeting to the Keep Newnan Beautiful Commission.

APPOINTMENTS – BOARD OF ZONING APPEALS

Motion by Mayor Brady, seconded by Councilman Koritko to re-appoint Clif Smith for another three year term on the Board of Zoning Appeals.

MOTION CARRIED. (7 – 0)

Motion by Councilman Koritko, seconded by Councilman Alexander to re-appoint Frank Flournoy for another three year term on the Board of Zoning Appeals.

MOTION CARRIED. (7 – 0)

APPOINTMENTS – DOWNTOWN DEVELOPMENT AUTHORITY

Motion by Mayor Brady, seconded by Councilman DuBose to re-appoint Jim Thomasson for another three year term on the Downtown Development Authority.

MOTION CARRIED. (7 – 0)

Motion by Mayor Pro Tem Jenkins, seconded by Councilman DuBose to re-appoint Graylin Ward for another three year term on the Downtown Development Authority.

MOTION CARRIED. (7 – 0)

ANNUAL REPORT – NEWNAN CONVENTION CENTER AUTHORITY

Ms. Carol Moore, Director, presented a report from the Newnan Convention Center Authority. She stated on January 1, 2019 alcohol is now served in house. A part time beverage manager has been hired. We have an outdoor wedding project in place which will be used for multipurpose venue also for small concerts. The patio area will be

enlarged in order to accommodate a reception of 200. Completion date is set for September. We are already booking this venue. Handicap parking will be added in the area of the loading docks with walkway to venue. We are facing challenges with parking, breakout rooms and long term plans for Hotel.

2018 CAFR – PRESENTED BY AUDITORS – CLIFTON, LIPFORD, HARDISON AND PARKER

Mr. Ken Neil, Audit Manager, indicated they performed an independent audit of the City's finance transactions and data for calendar year 2018. During the course of the audit they gathered evidence to express an opinion. They were able to issue an unmodified opinion which is the highest level you can reach. He thanked Staff and management for all the help provided during the audit. The audit has been submitted to the State.

ORDINANCE – SET MILLAGE RATE FOR 2019 PROPERTY TAXES

Motion by Mayor Pro Tem Jenkins , seconded by Councilman Alexander to adopt an ordinance to set millage rate for 2019 Property Taxes for 3.989 mills which is the rollback rate calculated by Coweta County Tax Commissioner.

MOTION CARRIED. (7 – 0)

AGREEMENT – LIFEWORKS BY MORNEAU SHEPELL – PROVIDE EMPLOYEE ASSISTANCE PROGRAM TO CITY EMPLOYEES

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the agreement with LifeWorks by Morneau Shepell to provide an Employee Assistance Program to City employees.

MOTION CARRIED. (7 – 0)

PRESENTATION – NEWNAN COWETA HISTORICAL SOCIETY - REGARDING OPERATIONS OF THE HOLLIS-MCRITCHIE MUSEUM

Mr. Gary Welden, President, introduced the Director, Emily Kimbell who presented an overview of the operations of the Newnan Coweta Historical Society/Hollis McRitchie Museum. She stated their Mission Statement is to preserve Coweta County history for the education and enlightenment of current and future generations through exhibits, programs and research facilities. This Museum will be a museum of excellence that honors the Hollis family, provides an interesting and worthwhile experience for visitors and serves as a major attraction for visitors. The Museum will actively engage in promoting and showcasing this history by collaborating with other local organizations and providing educational and cultural programs for the public. Long and Short Term goals are in place. Increase revenue streams. In June there were 129 victories. We have a lot of things planned for the future.

EXTENDING CONTRACT AWARD – CONCRETE LIFTING SERVICES AS RESOURCE FOR ADDRESSING SPECIFIC SIDEWALK REPAIR

Motion by Councilman Koritko, seconded by Councilman Guillaume to extend a contract award for concrete lifting services as resource for addressing specific sidewalk repair to AquaGuard Foundation Solutions at current unit prices of \$8.00/ft of area; \$6.00/lb of material.

MOTION CARRIED. (7 – 0)

STORMWATER FACILITY MAINTENANCE AGREEMENT BETWEEN COWETA COUNTY TLC LLC AND THE CITY OF NEWNAN IN MADISON PARK AT NEWNAN LAKES FOR PARTIAL RELEASE

The property owner has sub-divided the original parcel and is requesting to be relieved of the responsibility for stormwater management for any development of the new parcel. A separate stormwater facility maintenance agreement will be required, post-construction, for any development of the new parcel.

Motion by Councilman DuBose, seconded by Councilman Guillaume to approve the partial release for the Stormwater Facility Maintenance Agreement between Coweta County TLC LLC and the City of Newnan in Madison Park at Newnan Lakes.

MOTION CARRIED. (7 – 0)

ENGINEERING SERVICES MASTER AGREEMENT FOR THE LOWER FAYETTEVILLE ROAD OPERATIONS AND SAFETY PROJECT

Under the terms of the Engineering Services Master Agreement the engineering firm will provide engineering design services for this project for duration of three (3) years from the effective date. Services will be provided in separate written Task Orders, approved by Mayor and Council at the recommendation of the Department of Public Works.

Motion by Councilman DuBose, seconded by Councilman Shell to approve the Engineering Services Master Agreement for the Lower Fayetteville Road operations and Safety project.

MOTION CARRIED. (7 – 0)

SCOPE AND FEES FOR TASK ORDER NO 1; PRELIMINARY ENGINEERING, PHASE I; SCOPING FOR THE LOWER FAYETTEVILLE ROAD OPERATIONS AND SAFETY PROJECT

Motion by Councilman DuBose, seconded by Mayor Pro Tem Jenkins to approve the Scope and Fees for Task Order No 1; Preliminary Engineering, Phase I, Scoping for the

Lower Fayetteville Road Operations and Safety Project. The scope and fee proposal is \$684,789.77.

MOTION CARRIED. (7 – 0)

RENAMING PORTION OF WATER WORKS ROAD

Motion by Councilman Shell, seconded by Councilman DuBose instructed Staff to pursue this request to rename a section of Water Works Road (running from Lagrange Street south to Sewell Road) to Cougar Way.

MOTION CARRIED. (7 – 0)

HOUSING AUTHORITY OF NEWNAN – REQUEST- WAIVE PILOT FEES FOR 2019

Motion by Mayor Pro Tem Jenkins, seconded by Councilman DuBose to approve the request to waiver the PILOT payment for the Housing Authority of Newnan, to replace the basketball court on Boone Drive.

MOTION CARRIED. (7 – 0)

THREE MEAG POWER AGREEMENTS TO PURCHASE EXCESS POWER

Motion by Councilman DuBose, seconded by Councilman Koritko to approve MEAG Power Sale of excess power to the City of Newnan on behalf of the City of Cario.

MOTION CARRIED. (7 – 0)

Motion by Councilman DuBose, seconded by Councilman Koritko to approve MEAG Power Sale of excess power to the City of Newnan on behalf of the City of Griffin.

MOTION CARRIED. (7 – 0)

Motion by Councilman Koritko, seconded by Mayor Pro Tem Jenkins to approve MEAG Power Sale of excess power to the City of Newnan on behalf of the City of East Point.

MOTION CARRIED. (7 – 0)

CHANGE ORDER #1 THROUGH #5 – SPRAYBERRY ROAD RECREATIONAL DOG PARK PROJECT

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve change order #1 through #5 for the Sprayberry Road Recreational Dog Park Project for an additional \$425,000.

MOTION CARRIED. (7 – 0)

**RESOLUTION – TRANSMITTAL OF 2019 UPDATE TO CAPITAL IMPROVEMENTS
ELEMENT (CIE) INCLUDES SHORT-TERM WORK PROGRAM (STWP) – THREE
RIVERS REGIONAL COMMISSION (RC) AND GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS (DCA)**

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Guillaume to adopt the resolution approving the transmittal of the 2019 update to the CIE, which includes the Short-Term Work Program (STWP).

MOTION CARRIED. (7 – 0)

**STATUS REPORTS – 10 BURCH STREET, 280 W. WASHINGTON ST, 121 PINSON
ST, 180 W. WASHINGTON ST, 11 MELSON, 15 ELM CIRCLE, 18 BERRY AVE AND 33
HARDAWAY ST**

<u>Property</u>	<u>Owner</u>	<u>Status</u>	<u>Resolution Deadline</u>
10 Burch Ave	Abdul S. Kader	Progress made	09/17/2019
280 W Washington	Irvin Jones Estate	No Progress	10/06/2019
121 Pinson St	Marcus Beasley	No progress	08/05/2019
180 W Washington St	Render Godfrey	No progress	09/07/2019
11 Melson St	Cassandra Richardson	No progress	
15 Elm Circle	Payne Estate		
18 Berry Ave	Dan Moten	No progress	10/15/2019
33 Hardaway St	Annie Cook estate	No progress	

These properties have been before Council with public hearings.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Alexander to approve an extension of sixty (60) days with thirty (30) day reports for the substandard structure located at 121 Pinson Street for owner to complete the repairs.

MOTION CARRIED. (7 – 0)

The Code Enforcement Officer informed Council 11 Melson Street property has been sold. The new owner is requesting an extension and plans to be at the next meeting.

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Guillaume to approve an extension of sixty (60) days with thirty (30) day reports for the substandard structure located at 11 Melson Street for new owner to complete repairs.

MOTION CARRIED. (7 – 0)

**REQUEST – NEWNAN CHAPTER #483 ORDER OF EASTERN STAR – 33RD ANNUAL
DR. MARTIN LUTHER KING, JR, PARADE**

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Koritko to approve the request from Newnan Chapter #483, Order of the Eastern Star to conduct the 33rd Annual Dr. Martin Luther King, Jr. Parade in Newnan on January 11, 2020 beginning at noon.

MOTION CARRIED. (7 – 0)

**REQUEST – WATERCREST SENIOR LIVING GROUP ASSISTED LIVING- CONSIDER
CHANGE IN ORDINANCE TO ALLOW THEM TO SERVE ALCOHOL IN THEIR
RESTAURANT AND BISTRO WITHOUT MEETING THE REQUIREMENT TO BE OPEN
TO THE PUBLIC**

Motion by Councilman DuBose, seconded by Mayor Pro Tem Jenkins to approve the request by Watercrest Senior Living Group Assisted Living to consider change in Ordinance to allow alcohol to be served in their restaurant and bistro without meeting the requirements to be open to the public also including Lillian Gardens to serve alcohol without event permit and for the Arts and Entertainment to serve alcohol that are not city events.

MOTION CARRIED. (7 – 0)

**REQUEST – FRANKIE HARDEN-ONE ROOF - CONSIDER APPROVAL TO SIGN
DOCUMENT TO ACCOMPANY APPLICATION TO DCA FOR EMERGENCY
SOLUTIONS GRANTS PROGRAM ESG**

Motion by Councilman Shell, seconded by Councilman Koritko to approve the request by Frankie Harden – One Roof for Mayor Brady to sign document to accompany application to DCA for Emergency Solutions Grants program ESG.

MOTION CARRIED. (7 - 0)

**REQUEST – FRANKEY HENDERSON - COWETA SCHOOLS – HOLD ANNUAL
STUDENT-VET CONNECT 5K ON NOVEMBER 9, 2019.**

Motion by Councilman Guillaume, seconded by Councilman Koritko to approve the request from Frankey Henderson – Coweta Schools to hold Annual Student-Vet Connect 5K on November 9, 2019 7 – 10 am, same day as the Veteran’s Parade.

MOTION CARRIED. (7 – 0)

MAX KITCHENS – FILMING ON GREENVILLE STREET

Withdrawn.

MAYOR PRO TEM JENKINS

Mayor Pro Tem Jenkins passed out a copy several weeks ago the Kirkland Washington Cottage Housing Ordinance to see if this warrants crafting something for us.

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Koritko that we now enter into closed session as allowed by O. C. G. A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing real estate issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O. C. G. A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 3:20 pm.

MOTION CARRIED. (7 – 0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Jenkins, seconded by Councilman Koritko to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council meeting was within the exceptions provided by O. C. G. A. §50-14-4(b).

MOTION CARRIED. (7 – 0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 3:59 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor